



AGIR POUR LE LOGEMENT

# Gontier Immobilier

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420 000 €

Buying house

4 rooms

Surface : 126 m<sup>2</sup>

Surface of the living : 34 m<sup>2</sup>

Surface of the land : 443 m<sup>2</sup>

Year of construction : 1960

Exposition : Sud

Hot water : Electrique

Inner condition : good

Features :

fireplace, double glazing, air conditioning

3 bedroom

1 terrace

1 bathroom

2 WC

1 garage

Energy class (dpe) : E

Emission of greenhouse gases (ges) : C

Document non contractuel

30/04/2024 - Prix T.T.C



## House 1951 Argelès-sur-Mer

Located in the popular area of the village of Argelès-sur-Mer, we offer you for purchase this charming house, with a surface area of 110 m<sup>2</sup> and very good amenities. It is made up of 2 large bedrooms, 1 bathroom, 2 toilets, a 3rd bedroom with dressing room and office of 8m<sup>2</sup>, a large living room of 34m<sup>2</sup> with secure fireplace opening onto the pleasant and generous terrace of a land area of 443 m<sup>2</sup>. The kitchen is independent and fitted. The South-East exposure offers optimal sunshine. Heating is provided by reversible air conditioning in each room with additional electric heating. Hot water is produced by an electrical device. The interior, in very good condition, has retained the charm of its 1960 construction. For your comfort, the house is equipped with double glazing, electric roller shutters and air conditioning. Garage, motorized gate. It is located close to the village center, shops, restaurants, schools nearby. Argelès-sur-Mer is a peaceful, picturesque place rich in history. Nestled between the mountains and the Mediterranean Sea, it offers a palette of diverse landscapes, from secret coves to lush vineyards and from cork oak forests to mountain trails. Its narrow, winding streets are lined with traditional stone houses, which exude a rustic and authentic charm. The village is



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Carte professionnelle n°CPI 6601 2018 000 030 848 - RCS 510009566

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